

**MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)**  
**PD GPA, PD ZCA & ALEXAN FOOTHILLS SPECIFIC PLAN PROJECT**  
 Approved by City Council on February 4, 2020

Mitigation Measure	Monitoring Process	Monitoring Timing	Responsible Person(s)
<b>Aesthetics</b>			
<p><b>MM AES-1: Neighborhood Compatibility Design Review.</b> To ensure compatibility with the surrounding residential neighborhood, all future development in the PD-27 area, including non-residential development, shall undergo the Neighborhood Compatibility Design Review process outlined in Section 17.12.005 of the Residential Development Standards in the Monrovia Zoning Code. <b>Plan Requirements and Timing:</b> Prior to construction of future development in the PD-27 area, the development must complete the Neighborhood Compatibility Design Review process as outlined in Section 17.12.005 of the Monrovia Zoning Code. <b>Monitoring:</b> City staff shall ensure completion of the Design Review process prior to granting land use clearance for future development.</p>	Land Use Clearance	Prior to Issuance of Land Use Clearance	Applicant
<p><b>MM AES-2: Maintenance of Construction Barriers.</b> Prior to issuance of any construction permits, the City of Monrovia (City) Community Development Director, or designee, shall verify that all construction plans include the following note: "During construction, the Construction Contractor shall ensure, through appropriate postings and daily visual inspections, that no unauthorized materials are posted on any temporary construction barriers or temporary pedestrian walkways, and that any such temporary barriers and walkways are maintained in a visually attractive manner. In the event that unauthorized materials or markings are discovered on any temporary construction barrier or temporary pedestrian walkway, the Construction Contractor shall remove such items within 48 hours."  <b>Requirements and Timing:</b> Measure shall be printed on all construction drawings. <b>Monitoring:</b> City staff shall conduct periodic site inspections during construction.</p>	Plan Check & Site Inspection	Prior to Issuance of Building Permits & During Construction	Applicant & Construction Contractor
<p><b>MM AES-3:</b> Lighting shall be directed and shielded to focus illumination onto the desired areas only and avoid light trespass into adjacent areas. Reflective glass, metallic, and other highly reflective and glare producing materials, shall not be used in new building construction. <b>Requirements and Timing:</b> Measure shall be printed on all construction drawings. <b>Monitoring:</b> City staff shall conduct periodic site inspections during construction.</p>	Plan Check & Site Inspection	Prior to Issuance of Building Permits & During Construction	Applicant & Construction Contractor
<p><b>MM AES-4: Comprehensive Lighting Plan.</b> Prior to issuance of a building permit, the applicant shall submit a comprehensive lighting plan for review and approval by the City Community Development Director, or designee. The lighting plan shall be</p>	Plan Check & Site Inspection	Prior to Issuance of Building Permits & During	Applicant & Construction Contractor

Mitigation Measure	Monitoring Process	Monitoring Timing	Responsible Person(s)
<p>prepared by a qualified engineer (i.e., an engineer who is an active member of the Illuminating Engineering Society of North America [IESNA]) and shall be in compliance with applicable standards of the City's Municipal Code. The lighting plan shall address all aspects of lighting, including infrastructure, onsite driveways, recreation, safety, signage, and promotional lighting, if any. The lighting plan shall include the following in conjunction with other measures, as determined by the illumination engineer:</p> <ul style="list-style-type: none"> <li>• Exterior onsite lighting shall be shielded and confined within site boundaries.</li> <li>• No direct rays or glare are permitted to shine onto public streets, freeways or adjacent sites.</li> <li>• Lighting fixtures that blink, flash, or emit unusual high intensity or brightness shall not be permitted.</li> <li>• The site shall not be excessively illuminated based on the illumination recommendations of the IESNA.</li> </ul> <p><b>Requirements and Timing:</b> The Lighting Plan shall be reviewed and approved prior to issuance of building permits. <b>Monitoring:</b> The City's Community Development Director, or designee, shall review and approve the Lighting Plan prior to issuance of building permits.</p>		Construction	
<b>Air Quality</b>			
<p><b>SC AIR-1:</b> Comply with South Coast Air Quality Rule 1113 to reduce VOC emissions from architectural coating applications. Prior to the issuance of a building permit for the development, the applicant shall submit, to the satisfaction of the Planning Division, a Coating Restriction Plan (CRP), consistent with South Coast Air Quality Management District (SCAQMD) guidelines. The applicant shall include in any construction contracts, and/or subcontracts, a requirement that contractors adhere to the requirements of the CRP. The CRP shall include a requirement that all interior and exterior residential and non-residential architectural coatings used in construction meet the SCAQMD "super compliant" coating VOC content standard of less than 10 grams of VOC per liter of coating. The CRP shall also specify the use of high-volume, low pressure spray guns during coating applications to reduce coating waste. <b>Requirements and Timing:</b> Applicant shall receive Planning Division approval of a Coating Restriction Plan (CRP) prior to receipt of building permits. <b>Monitoring:</b> City staff shall conduct site inspections to ensure that the CRP is followed during construction.</p>	Plan Check & Site Inspection	Prior to Issuance of Building Permits & During Construction	Applicant & Construction Contractor
<b>SC AIR-2:</b> Comply with South Coast Air Quality Management District Rule 403,	Plan Check & Site	Prior to Issuance	Applicant &

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<p>Fugitive Dust, by incorporating best available control measures during construction. <b>Requirements and Timing:</b> Standard condition shall be printed on construction drawings and included as a requirement in the construction contract. <b>Monitoring:</b> City staff shall conduct site inspections during construction to ensure that the standard condition is adhered to.</p>	Inspection	of Building Permits & During Construction	Construction Contractor
<p><b>SC AIR-3. Natural Gas Fireplaces.</b> All residential fireplaces installed shall be fueled by natural gas. Wood stoves and wood burning fireplaces shall be prohibited. (Consistent with General Plan EIR Mitigation Measure AIR-D). <b>Requirements and Timing:</b> Standard condition shall be printed on construction drawings. <b>Monitoring:</b> City staff shall conduct site inspections during construction to confirm condition is adhered to.</p>	Plan Check & Site Inspection	Prior to Issuance of Building Permits & During Construction	Applicant & Construction Contractor
<p><b>MM AIR-1: Idling Restrictions.</b> Idling of diesel-powered vehicles and equipment shall not be permitted during periods of non-active vehicle use. Diesel-powered engines shall not be allowed to idle for more than 5 consecutive minutes in a 60-minute period when the equipment is not in use, occupied by an operator, or otherwise in motion, except as follows:</p> <ul style="list-style-type: none"> <li>• When equipment is forced to remain motionless because of traffic conditions or mechanical difficulties over which the operator has no control;</li> <li>• When it is necessary to operate auxiliary systems installed on the equipment, only when such system operation is necessary to accomplish the intended use of the equipment;</li> <li>• To bring the equipment to the manufacturer's recommended operating temperature;</li> <li>• When the ambient temperature is below 40 degrees F or above 85 degrees F; or</li> <li>• When equipment is being repaired.</li> </ul> <p><b>Requirements and Timing:</b> Mitigation measure shall be printed on construction drawings and included as a requirement in the construction contract. <b>Monitoring:</b> City staff shall conduct site inspections during construction to ensure that the mitigation measure is adhered to.</p>	Plan Check & Site Inspection	Prior to Issuance of Building Permits & During Construction	Applicant & Construction Contractor
<p><b>MM AIR-2:</b> For all new residential units in the Project area, the developer shall install, and owner maintain, HVAC systems with air filters meeting or exceeding the most current California Building Standards Code requirement for an ASHRAE Standard 52.2 Minimum Efficiency Rating Value (MERV) of 13 (a Method of Testing General Ventilation Air-Cleaning Devices for Removal Efficiency by Particle Size). Air</p>	Plan Check & Site Inspection	Prior to Issuance of Building Permits, During Construction, Prior to Sign-Off on	Applicant & Construction Contractor

Mitigation Measure	Monitoring Process	Monitoring Timing	Responsible Person(s)
<p>filters shall be replaced at a minimum of two times per year, or more, as needed, by the owner. <b>Requirements and Timing:</b> This measure shall be printed on construction drawings and included as a requirement of the construction contract for new residential buildings. This measure shall also be recorded in a Notice to Property Owner, which shall be provided to all occupants of the Alexan Specific Plan units and for each new residential property within the Project area. <b>Monitoring:</b> City staff shall confirm that HVAC units and MERV-13 filters (or better) are installed in accordance with this measure prior to final sign off on construction for all new residential units. City staff shall also review and approve of the Notice to Property Owner language and ensure recordation prior to final sign-off on construction of new residential units in the Project area.</p>		Construction	
<b>Biological Resources</b>			
<p><b>MM BIO-1: Nesting Bird Protection.</b> If vegetation removal is scheduled during the nesting season (typically February 1 to September 1), then a focused survey for active nests shall be conducted by a qualified biologist (as determined by a combination of academic training and professional experience in biological sciences and related resource management activities) no more than five (5) days prior to the beginning of excavation, grading and/or vegetation removal. Surveys shall be conducted in proposed work areas, staging and storage areas, along equipment transportation routes, and soil, equipment, and material stockpile areas. For passerines and small raptors, surveys shall be conducted within a 250-foot radius surrounding the work area (in non-developed areas and where access is feasible). For larger raptors, such as those from the genus <i>Buteo</i>, the survey area shall encompass a 500-foot radius. Surveys shall be conducted during weather conditions suited to maximize the observation of possible nests and shall concentrate on areas of suitable habitat. If a lapse in project-related work of five (5) days or longer occurs, an additional nest survey shall be required before work can be reinitiated.</p> <p>If active nests are found during any preconstruction survey, a qualified biologist shall establish an appropriate buffer between the nest and active construction. The qualified biologist shall clearly mark the established buffer. The applicant shall maintain the buffer until young have fledged and are foraging independently. The qualified biologist shall document pre-construction baseline monitoring of the nest to characterize “normal” bird behavior. The qualified biologist shall monitor the nesting birds daily during construction activities and shall increase the buffer if birds are showing signs of unusual or distressed behavior (e.g., defensive flights and vocalizations, standing up from a brooding position, and flying away from the nest). If this is not possible, work shall cease in the area until young have fledged and the nest is no longer active (e.g. young have fledged, predation, or other non-anthropogenic nest failure). <b>Requirements and Timing:</b> Measure shall be printed</p>	Plan Check & Site Inspection	Prior to Issuance of Building Permits, Prior to Construction, & During Construction	Applicant & Construction Contractor

Mitigation Measure	Monitoring Process	Monitoring Timing	Responsible Person(s)
<p>on all construction drawings. <b>Monitoring:</b> City staff shall conduct periodic inspections in the field during construction to ensure measure is adhered to.</p>			
<p><b>MM BIO-2a: Avoidance and Minimization Measures for Channel.</b> Applicant shall implement the following standard construction and post-construction measures to minimize impacts to the drainage channel in the Project area:</p> <ul style="list-style-type: none"> <li>• Use standard Best Management Practices (BMPs) to minimize impacts during construction.</li> <li>• Construction-related equipment shall be stored in upland areas, outside of the channel except as required by project design (restoration, trash removal, etc.).</li> <li>• Source control and treatment control BMPs shall be implemented to minimize the potential contaminants that are generated during and after construction. Source control BMPs may include landscape planning, roof runoff controls, trash storage areas, use of alternative building materials, and education of future tenants and residents. Treatment control BMPs may include detention basins, vegetated swales (bio-swales), drain inlets, and vegetated buffers. Water quality BMPs shall be implemented throughout the project site to capture and treat contaminants.</li> <li>• To avoid attracting predators during construction, the project shall be kept clean of debris to the extent possible. All food-related trash items shall be enclosed in sealed containers and regularly removed from site.</li> <li>• Employees shall strictly limit their activities, vehicles, equipment, and construction material to the proposed project footprint, staging areas, and designated routes of travel.</li> <li>• Construction limits shall be fenced with orange snow screen and exclusion fencing should be maintained until the completion of construction activities.</li> </ul> <p><b>Requirements and Timing:</b> This measure shall be printed on all drawings.  <b>Monitoring:</b> City staff shall confirm that measures are printed on all drawings and adhered to during construction.</p>	<p>Plan Check &amp; Site Inspection</p>	<p>Prior to Issuance of Building Permits &amp; During Construction</p>	<p>Applicant &amp; Construction Contractor</p>
<p><b>MM BIO-2b: Obtain USACE 404 Permit.</b> If any alterations of, or discharges into, waters of the United States, including Section 404 wetlands are proposed, these alterations must be in conformance with the Sections 404 and 401 of the CWA via certification and permitting prior to any grading or construction that may impact jurisdictional area(s), as applicable. Activities that usually involve a regulated</p>	<p>Plan Check &amp; Site Inspection</p>	<p>Prior to Issuance of Demolition or Building Permits &amp; During Construction</p>	<p>Applicant &amp; Construction Contractor</p>

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<p>discharge of dredged or fill materials include (but are not limited to) grading, placing of riprap for erosion control, pouring concrete, laying sod, preparing soil for planting (e.g., turning soil over, adding soil amendments), stockpiling excavated material, mechanized removal of vegetation, and driving of piles for certain types of structures. If avoidance of federally protected wetlands is not feasible, securing 404 and 401 permits under the Clean Water Act and compliance with the federal and state “no net loss of wetlands” policy will be required in accordance with USACE and RWQCB regulations. The terms and conditions of these permits are anticipated to require mitigation consistent with Compensatory Mitigation for Losses of Aquatic Resources; Final Rule (USACE, United States Environmental Protection Agency [EPA], Federal Register, April 10, 2008).</p> <p>Prior to initiation of ground disturbance activities within waters of the U.S., the applicant shall submit a jurisdictional delineation of waters of the U.S. to the USACE to request a formal verification of the limits of their jurisdiction and to identify potential impacts to waters of the U.S. If the USACE determines that jurisdictional waters of the U.S. will be impacted, the appropriate CWA Section 404 permit shall be acquired by the applicant for the construction of the development. In addition, the applicant shall be required to submit a Section 401 Water Quality Certification application to the Los Angeles RWQCB. If the USACE does not assert regulatory jurisdiction, then the applicant may be required to submit a Notice of Intent to the RWQCB for their General Permit R6T-2003-0004 for minor impact projects. If required, all regulatory permits will be obtained, and all conditions will be agreed upon to prior to project implementation. The applicant shall be responsible for complying with all conditions outlined in the applicable USACE, and/or RWQCB permit. Impact minimization measures associated with permit conditions of approval may include implementation of best management practices (i.e., erosion and sediment control measures) and seasonal work restrictions, as appropriate. Impacts to jurisdictional features shall not occur until the permits are received from the appropriate regulatory agencies, or correspondence is received from the agencies indicating that a permit is not required. <b>Requirements and Timing:</b> This measure shall be printed on all drawings. A Section 404 permit and Section 401 Water Quality Certification or Waiver shall be obtained prior to issuance of demolition or building permits for any portion of the development resulting in the discharge of dredged or fill material into the drainage. <b>Monitoring:</b> For developments resulting in the discharge of dredged or fill materials into the drainage in the Project area, City staff shall confirm that any required Section 404 permit and Section 401 Water Quality Certification or Waiver is obtained prior to issuance of demolition or building permits for the portion of the development impacting the jurisdictional drainage.</p>			
<b>MM BIO-2c: Consult CDFW on Section 1602 Requirements.</b> If waters of the State	Plan Check & Site	Prior to Issuance	Applicant &

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<p>subject to CDFW's jurisdiction cannot be feasibly avoided, the applicant shall submit to CDFW a Section 1602 Notification regarding the potential need for a Lake and Streambed Alteration Agreement (LSAA) to authorize work in CDFW jurisdictional areas. If an LSAA is required, the applicant shall be responsible for complying with all conditions outlined in the LSAA, which may include wildlife habitat and streambed impact avoidance, minimization, and mitigation measures consistent with CDFW requirements for LSAs. Impacts to development in Project areas subject to CDFW's jurisdiction shall not occur unless an LSAA is received from CDFW, correspondence is received indicating that an LSAA is not required, or the work is authorized by "operation of law" pursuant to the Fish and Game Code. <b>Requirements and Timing:</b> This measure shall be printed on all drawings. Prior to issuance of demolition or building permits for any portion of the development impacting areas subject to CDFW's jurisdiction, either the applicant receives from CDFW an LSAA or correspondence that an LSAA is not required, or the work is authorized by "operation of law" pursuant to the Fish and Game Code. <b>Monitoring:</b> For developments disturbing areas subject to CDFW's jurisdiction, City staff shall confirm that an LSAA has been obtained, if required, prior to issuance of demolition or building permits for those portions of the development subject to CDFW's jurisdiction.</p>	Inspection	of Demolition or Building Permits & During Construction	Construction Contractor
<p><b>MM BIO-2d: Habitat Mitigation Plan.</b> Preparation of a habitat mitigation plan may be required by the CDFW as part of an LSAA process or by the USACE and the RWQCB for permitting of discharges to waters of the United States, if required. The mitigation plan would address protection measures for the jurisdictional drainage and any protected trees retained onsite, quantify the total acreage of impacts to each sensitive resource, describe creation/replacement ratio for acres impacted (typically at least 1:1), identify potential mitigation sites, provide a planting plan, and outline monitoring and maintenance requirements. The amount of compensatory acreage shall be based on the functions and values of the impacted drainage and riparian habitat. If required, the plan would be prepared by a qualified biologist pursuant to, and through consultation with, CDFW. As an alternative, equivalent mitigation credits may be purchased at a mitigation bank to offset impacts to jurisdictional resources. The mitigation plan would provide detailed information about the bank and how the purchase of credits will result in no net loss of these protected resources. Purchase of mitigation credits would be subject to approval and verification by CDFW. <b>Requirements and Timing:</b> Measure shall be printed on all drawings. If required by the permitting resource agencies (i.e., USACE, RWQCB, or CDFW), a Habitat Mitigation Plan shall be prepared and approved by the City and other responsible natural resource agencies prior to issuance of demolition or building permits for the portion of the development impacting the drainage. <b>Monitoring:</b> City staff and the City Engineer shall review and approve of the Habitat Mitigation Plan, if one is required by resource agencies, prior to issuance of demolition or building permits for</p>	Plan Check & Site Inspection	Prior to Issuance of Demolition or Building Permits & During Construction	Applicant & Construction Contractor

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<p>the portion of the development impacting the drainage.</p> <p><b>SC BIO-1:</b> Compliance with the City of Monrovia Oak Tree Preservation Ordinance (87-11), Municipal Code Section 17.20.40 is required for disturbance to protected coast live oak trees that are greater than or equal to 10” in diameter at least 2 feet above the ground. <b>Requirements and Timing:</b> This measure shall be printed on all construction drawings. Any planned removal or encroachment upon oak trees shall be shown on proposed demolition plans, site plans and grading plans, including the number and size of each oak tree, as well as the limits of the dripline of each oak tree. <b>Monitoring:</b> City staff shall review and approve the demolition plans, site plans and grading plans prior to issuance of any demolition, grading and building permits to confirm that the Oak Tree Preservation Ordinance is adhered to.</p>	Plan Check & Site Inspection	Prior to Issuance of Demolition or Building Permits & During Construction	Applicant & Construction Contractor
<b>Cultural Resources and Tribal Cultural Resources</b>			
<p><b>MM CUL-1. Conduct Archaeological Sensitivity Training for Construction Personnel.</b> The applicant shall retain a qualified professional archaeologist who meets U.S. Secretary of the Interior’s Professional Qualifications and Standards to conduct an archaeological sensitivity training for construction personnel prior to commencement of excavation activities. The training session shall include a handout and focus on how to identify archaeological resources that may be encountered during earthmoving activities; the procedures to be followed in such an event, the duties of archaeological monitors, and the general steps a qualified professional archaeologist would follow in conducting a salvage investigation, if one is necessary. <b>Requirements and Timing:</b> This measure shall be printed on all construction drawings and grading plans. The archaeologist shall obtain signatures from each worker receiving the training and shall submit the list to the City following completion of construction. <b>Monitoring:</b> City staff shall conduct periodic inspections in the field during construction to ensure measure is adhered to.</p>	Plan Check & Site Inspection	Prior to Issuance of Building Permits & During Construction	Applicant & Construction Contractor
<p><b>MM CUL-2. Cease Ground-Disturbing Activities and Implement Treatment Plan if Archaeological Resources Are Encountered.</b> If archaeological resources are unearthed during ground-disturbing activities, ground-disturbing activities shall be halted or diverted away from the vicinity of the find so that the find can be evaluated. A buffer area of at least 50 feet shall be established around the find where construction activities will not be allowed to continue until a qualified archaeologist has examined the newly discovered artifact(s) and has evaluated the area of the find. Work shall be allowed to continue outside of the buffer area. All archaeological resources unearthed by construction activities shall be evaluated by a qualified professional archaeologist, who meets the U.S. Secretary of the Interior’s Professional Qualifications and Standards. Should the newly discovered artifacts be determined to be prehistoric, Native American Tribes/Individuals shall be contacted and consulted, and Native American construction monitoring shall be initiated. The applicant and City shall coordinate with the archaeologist to develop an appropriate</p>	Plan Check & Site Inspection	Prior to Issuance of Building Permits & During Construction	Applicant & Construction Contractor



Mitigation Measure	Monitoring Process	Monitoring Timing	Responsible Person(s)
<p>treatment plan for the resources. The plan may include implementation of archaeological data recovery excavations to address treatment of the resource along with subsequent laboratory processing and analysis. <b>Requirements and Timing:</b> This measure shall be printed on all construction drawings and grading plans. <b>Monitoring:</b> City staff shall conduct periodic inspections in the field during construction to ensure measure is adhered to.</p>			
<p><b>MM CUL-3. Conduct Periodic Archaeological Resources Spot Checks during grading and earth-moving activities in Younger Alluvial Sediments.</b> The applicant shall retain a qualified professional archaeologist, who meets the U.S. Secretary of the Interior's Professional Qualifications and Standards to conduct periodic Archaeological Spot Checks beginning at depths below three (3) feet to determine if construction excavations have exposed or have a high probability of exposing archaeological resources. After the initial Archaeological Spot Check, further periodic checks will be conducted at the discretion of the qualified archaeologist. If the qualified archaeologist determines that construction excavations have exposed or have a high probability of exposing archaeological artifacts, ongoing construction monitoring for archaeological resources will be required. For the ongoing monitoring, the applicant shall retain a qualified archaeological monitor and Native American monitor, who will work under the guidance and direction of a professional archaeologist, who meets the qualifications set forth by the U.S. Secretary of the Interior's Professional Qualifications and Standards. The archaeological monitor and Native American monitor shall be present during all construction excavations (e.g., grading, trenching, or clearing/grubbing) into non-fill younger Pleistocene alluvial sediments. Multiple earth-moving construction activities may require multiple archaeological monitors. The frequency of monitoring shall be based on the rate of excavation and grading activities, proximity to known archaeological resources, the materials being excavated (native versus artificial fill soils), the depth of excavation, and if found, the abundance and type of archaeological resources encountered. Full-time monitoring can be reduced to part-time inspections as directed by the Project archaeologist. <b>Requirements and Timing:</b> This measure shall be printed on all construction drawings and grading plans. <b>Monitoring:</b> City staff shall conduct periodic inspections in the field during construction to ensure measure is adhered to.</p>	Plan Check & Site Inspection	Prior to Issuance of Building Permits & During Construction	Applicant & Construction Contractor
<p><b>MM CUL-4. Prepare Report Upon Completion of Monitoring Services.</b> The archaeological monitor, under the direction of a qualified professional archaeologist who meets the U.S. Secretary of the Interior's Professional Qualifications and Standards, shall prepare a final report at the conclusion of archaeological monitoring (if required). The report shall be submitted to the applicant, the South Central Coastal Information Center, the City, and representatives of other appropriate or concerned agencies to signify the satisfactory completion of construction activities</p>	Plan Check & Site Inspection	Prior to Issuance of Building Permits, During Construction, & Prior to Sign-off on Construction	Applicant & Construction Contractor

Mitigation Measure	Monitoring Process	Monitoring Timing	Responsible Person(s)
<p>and required mitigation measures. The report shall include a description of resources unearthed, if any, evaluation of the resources with respect to the California Register and CEQA, and treatment of the resources. <b>Requirements and Timing:</b> This measure shall be printed on all construction drawings. An archaeological monitoring report shall be prepared and submitted for City review and approval prior to final sign off on construction. <b>Monitoring:</b> City staff shall review and approve the archaeological monitoring report prior to final sign off on construction.</p>			
<p><b>MM CUL-5. Cease Ground-Disturbing Activities and Notify County Coroner If Human Remains Are Encountered.</b> If human remains are unearthed during construction, the City of Monrovia and the applicant shall comply with State Health and Safety Code Section 6050.5. The City of Monrovia and the applicant shall immediately notify the County Coroner and no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to PRC Section 5097.98. If the remains are determined to be of Native American descent, the coroner has 24 hours to notify the Native American Heritage Commission (NAHC). The NAHC shall then identify the person(s) thought to be the Most Likely Descendent (MLD). After the MLD has inspected the remains and the site, they have 48 hours to recommend to the landowner the treatment and/or disposal, with appropriate dignity, of the human remains and any associated funerary objects. Upon the reburial of the human remains, the MLD shall file a record of reburial with the NAHC and the Project archaeologist shall file a record of the reburial with the CHRIS-SCCIC. If the NAHC is unable to identify a MLD, or the MLD identified fails to make a recommendation, or the landowner rejects the recommendation of the MLD and the mediation provided for in Subdivision (k) of Section 5097.94, if invoked, fails to provide measures acceptable to the landowner, the landowner or his or her authorized representative shall inter the human remains and items associated with Native American human remains with appropriate dignity on the property in a location not subject to further and future subsurface disturbance. <b>Requirements and Timing:</b> This measure shall be printed on all construction drawings and grading plans. <b>Monitoring:</b> City staff shall conduct periodic inspections in the field during construction to ensure measure is adhered to.</p>	Plan Check & Site Inspection	Prior to Issuance of Building Permits & During Construction	Applicant & Construction Contractor
<b>Geology and Soils</b>			
<p><b>MM GEO-1.</b> Prior to the issuance of grading and building permits for all proposed development, the applicant shall retain a California registered and licensed geotechnical engineer to prepare a Geotechnical Report to provide construction and design recommendations for the proposed facilities to withstand probable seismically induced ground shaking. The Geotechnical Report shall provide specific recommendations for structural foundations and specifications and procedures for grading, including the suitability of onsite materials for use as fill. All grading, drainage, and building plans shall include all recommendations of the final</p>	Plan Check	Prior to Issuance of Building Permits	Applicant & Geotechnical Engineer

Mitigation Measure	Monitoring Process	Monitoring Timing	Responsible Person(s)
<p>Geotechnical Report for the development. <b>Requirements and Timing:</b> The Geotechnical Report shall be reviewed and approved by the City Department of Public Works prior to issuance of grading and permits. In addition, the geotechnical engineers for the development shall sign a title block on the grading, drainage, and building plans stating that the recommendations of the development's Geotechnical Report have been followed in the approved plans that he or she is signing. <b>Monitoring:</b> City Department of Public Works staff shall review and approve of the Geotechnical Report, and that grading, drainage, and building plans are signed by the geotechnical engineer, prior to issuance of grading and building permits.</p>			
<p><b>MM GEO-2. Conduct Paleontological Sensitivity Training for Construction Personnel.</b> The applicant shall retain a professional paleontologist, who meets the qualifications set forth by the Society of Vertebrate Paleontology and shall conduct a paleontological sensitivity training for construction personnel prior to commencement of excavation activities. The training shall include a handout and shall focus on how to identify paleontological resources that may be encountered during earthmoving activities and the procedures to be followed in such an event, the duties of paleontological monitors, notification and other procedures to follow upon discovery of resources, and the general steps a qualified professional paleontologist would follow in conducting a salvage investigation if one is necessary. <b>Requirements and Timing:</b> This measure shall be printed on all grading and construction drawings. The paleontologist shall obtain signatures from each worker receiving the training and shall submit the list to the City following completion of construction. <b>Monitoring:</b> City staff shall conduct periodic inspections in the field during construction to ensure measure is adhered to.</p>	Plan Check & Site Inspection	Prior to Issuance of Building Permits, Prior to Construction, & During Construction	Applicant & Construction Contractor
<p><b>MM GEO-3. Conduct Periodic Paleontological Spot Checks during Grading and Earth-moving Activities.</b> The applicant shall retain a professional paleontologist who meets the qualifications set forth by the Society of Vertebrate Paleontology and shall conduct periodic Paleontological Spot Checks beginning at depths below six feet to determine if construction excavations have extended into older Quaternary deposits. After the initial paleontological spot check, further periodic checks shall be conducted at the discretion of the qualified paleontologist. If the qualified paleontologist determines that construction excavations have extended into the older Quaternary deposits, construction monitoring for paleontological resources shall be required. The applicant shall retain a qualified paleontological monitor, who will work under the guidance and direction of a professional paleontologist, who meets the qualifications set forth by the Society of Vertebrate Paleontology. The paleontological monitor shall be present during all construction excavations (e.g., grading, trenching, or clearing/grubbing) into the older Pleistocene alluvial deposits. Multiple earth-moving construction activities may require multiple paleontological monitors. The frequency of monitoring shall be based on the rate of excavation and grading</p>	Plan Check & Site Inspection	Prior to Issuance of Building Permits & During Construction	Applicant & Construction Contractor

Mitigation Measure	Monitoring Process	Monitoring Timing	Responsible Person(s)
<p>activities, proximity to known paleontological resources and/or unique geological features, the materials being excavated (native versus artificial fill soils), and the depth of excavation, and if found, the abundance and type of paleontological resources and/or unique geological features encountered. Full-time monitoring can be reduced to part-time inspections if directed by the qualified professional paleontologist. <b>Requirements and Timing:</b> This measure shall be printed on all grading and construction drawings. <b>Monitoring:</b> City staff shall conduct periodic inspections in the field during construction to ensure measure is adhered to.</p>			
<p><b>MM GEO-4. Cease Ground-Disturbing Activities and Implement Treatment Plan if Paleontological Resources Are Encountered.</b> If paleontological resources and/or unique geological features are unearthed during ground-disturbing activities, ground-disturbing activities shall be halted or diverted away from the vicinity of the find so that the find can be evaluated. A buffer area of at least 50 feet shall be established around the find where construction activities shall not be allowed to continue until appropriate paleontological treatment plan has been approved by the applicant and the City. Work shall be allowed to continue outside of the buffer area. The applicant and City shall coordinate with a professional paleontologist, who meets the qualifications set forth by the Society of Vertebrate Paleontology, to develop an appropriate treatment plan for the resources. Treatment may include implementation of paleontological salvage excavations to remove the resource along with subsequent laboratory processing and analysis or preservation in place. At the paleontologist's discretion and to reduce construction delay, the grading and excavation contractor shall assist in removing rock samples for initial processing. <b>Requirements and Timing:</b> This measure shall be printed on all grading and construction drawings. <b>Monitoring:</b> City staff shall conduct periodic inspections in the field during construction to ensure measure is adhered to.</p>	Plan Check & Site Inspection	Prior to Issuance of Building Permits & During Construction	Applicant & Construction Contractor
<p><b>MM GEO-5. Report Upon Completion of Monitoring Services.</b> Upon completion of the above activities, the professional paleontologist shall prepare a report summarizing the results of the monitoring and salvaging efforts, the methodology used in these efforts, as well as a description of the fossils collected and their significance. The report shall be submitted to the applicant, the City, the Natural History Museum of Los Angeles County, and representatives of other appropriate or concerned agencies to signify the satisfactory completion of construction and required mitigation measures. <b>Requirements and Timing:</b> This measure shall be printed on all construction drawings. An archaeological monitoring report shall be prepared and submitted for City review and approval prior to final sign off on construction. <b>Monitoring:</b> City staff shall review and approve the archaeological monitoring report prior to final sign off on construction.</p>	Plan Check & Site Inspection	Prior to Issuance of Building Permits, During Construction, & Prior to Sign-Off on Construction	Applicant & Construction Contractor
<b>Hazards and Hazardous Materials</b>			
<b>MM HAZ-1:</b> To the extent required under law based on the concentrations detected	Plan Check	Prior to Issuance	Applicant

Mitigation Measure	Monitoring Process	Monitoring Timing	Responsible Person(s)
<p>at the Project, the Department of Toxic Substances Control (DTSC), or another regulatory agency delegated authority by DTSC to investigate and remediate the contaminated property (i.e., the Los Angeles County Fire Department's Health Hazardous Materials Division's Site Mitigation Unit) (herein referred to as designee), shall be notified of the results of the Phase I Environmental Site Assessments (ESA) and Phase II (ESA) prepared for the Alexan Foothills Specific Plan. All requirements of DTSC, or its designee, shall be complied with prior to issuance of grading and demolition permits for the portion of the development subject to CERCLA or California Health and Safety Code Division 20, Chapter 6.8. The TBA-impacted soil will be excavated for off-site disposal at a licensed disposal facility, in accordance with all applicable laws. In addition, soil sampling will be performed in the vicinity of the trichlorofluoromethane impacts to soil vapor and, if the source of trichlorofluoromethane in soil is identified, the trichlorofluoromethane-affected soil will also be excavated for off-site disposal at a licensed disposal facility, in accordance with all applicable laws. <b>Requirements and Timing:</b> The measures specified above shall be performed prior to grading and demolition in the portions of the development subject to CERCLA or California Health and Safety Code Division 20, Chapter 6.8 <b>Monitoring:</b> To the extent that contaminant concentrations are detected at levels exceeding prescribed volumetric thresholds, prior to issuance of grading and demolition permits for any portion of the development subject to CERCLA or California Health and Safety Code Division 20, Chapter 6.8, City staff shall obtain documentation that DTSC, or its designee, signs off and approves of the development to commence grading and demolition.</p>		<p>of Demolition, Grading or Building Permits</p>	
<p><b>MM HAZ-2.</b> Prior to receipt of land use clearance for developments involving ground disturbance in ZCA Area A and C, a Phase I Environmental Site Assessment (ESA) must be performed in accordance with ASTM standards to determine the potential for contamination at the project site and need for further investigation or cleanup. If results of the Phase I ESA conclude that a subsurface investigation is warranted, a Phase II ESA shall be performed to further determine the nature and extent of contamination. If contaminants are detected at levels exceeding applicable prescribed volumetric thresholds, the reports shall be forwarded to the DTSC, or another regulatory agency delegated authority by DTSC to investigate and remediate the contaminated property (e.g., the Los Angeles County Fire Department's Health Hazardous Materials Division's Site Mitigation Unit) (herein referred to as designee). If a Phase II ESA is required by DTSC or designee, all requirements of DTSC, or its designee, shall be complied with prior to issuance of grading and demolition permits for the portion of the development subject to CERCLA and the California Health and Safety Code. <b>Requirements and Timing:</b> The measures specified above shall be performed prior to grading and demolition in the portions of the development subject to CERCLA and California Health and Safety Code Division 20, Chapter 6.8.</p>	<p>Land Use Clearance &amp; Plan Check</p>	<p>Prior to Issuance of Land Use Clearance &amp; Prior to Issuance of Demolition, Grading or Building Permits</p>	<p>Applicant</p>

Mitigation Measure	Monitoring Process	Monitoring Timing	Responsible Person(s)
<p><b>Monitoring:</b> Prior to issuance of grading and demolition permits for any portion of the development subject to CERCLA and California Health and Safety Code, City staff shall obtain documentation that DTSC, or its designee, signs off and approves of the development to commence grading and demolition.</p>			
<p><b>MM HAZ-3.</b> Prior to demolition of structures older than 1950 in the Project area, a survey for lead-based paint (LBP) and asbestos containing material (ACM) shall be performed. Prior to issuance of building permits, copies of the survey report(s) shall be submitted to the City of Monrovia for review and sign off. Prior to the start of construction, the Project Applicant shall provide the City with copies of all notifications submitted to the South Coast Air Quality Management District (SCAQMD) for proposed demolition, as well as documentation of agency sign off on any abatement activities completed. <b>Requirements and Timing:</b> A LBP and ACM survey report shall be submitted to the City for review and approval prior to issuance of building permits. Notifications shall also be submitted to the SCAQMD prior to issuance of building permits. Documentation of signoff by the SCAQMD on any abatement activities performed shall be provided prior to City sign off on construction. <b>Monitoring:</b> City staff shall review and approve of LBP and ACM reports and shall confirm notifications are made to the SCAQMD prior to issuance of building permits. City staff shall confirm that the SCAQMD has signed off on any abatement activities prior to City sign off on construction.</p>	Plan Check	Prior to Issuance of Demolition, Permits & Prior to Sign-off on Construction	Applicant
<b>Hydrology and Water Quality</b>			
<p><b>SC HYD-1:</b> Based upon the requirements of the City's Stormwater Management Ordinance, MMC 12.36 and the Los Angeles County Municipal Storm Water National Pollutant Discharge Elimination System (MS4 NPDES) Permit issued by California Regional Water Quality Control Board, Los Angeles Region, the following shall be incorporated into development applications:</p> <ul style="list-style-type: none"> <li>• Minimize impacts from storm water runoff on the biological integrity of natural drainage systems and water bodies in accordance with requirements under the California Environmental Quality Act (California Public Resources Code Section 21100), Section 13369 of the California Water Code, Sections 319, 402(p), and 404 of the Clean Water Act, Section 6217(g) of the Coastal Zone Act Reauthorization Amendments, Section 7 of the Environmental Protection Act, and local governmental ordinances.</li> <li>• Maximize the percentage of permeable surfaces to allow more percolation of storm water into the ground.</li> <li>• Minimize the amount of storm water directed to impermeable surfaces.</li> </ul>	Land Use Clearance & Plan Check & Site Inspection	Prior to Issuance of Land Use Clearance & Prior to Issuance of Grading or Building Permits & During Construction	Applicant & Construction Contractor

Mitigation Measure	Monitoring Process	Monitoring Timing	Responsible Person(s)
<ul style="list-style-type: none"> <li>Minimize pollution emanating from parking lots through the use of appropriate treatment control using best management and good housekeeping practices.</li> <li>The applicant shall integrate Best Management Practices to ensure compliance with NPDES guidelines and the City’s Stormwater Management Ordinance, MMC 12.36 to the satisfaction of the City Engineer, prior to the issuance of the grading permit. The design, implementation, construction activities and maintenance of the management devices shall mitigate and reduce pollutants in storm water discharges to the maximum extent practicable and shall be identified as on a “site specific mitigation plan.” Site Specific Mitigation Plan must specifically address and provide best management practices (BMPs) either structural or non-structural to mitigate pollutants.</li> </ul> <p>The applicant or any successor in interest shall conduct annual maintenance inspections by the manufacturer or by a City approved inspector of all structural and/or treatment control storm water devices by following best management practices which shall also verify the legibility of all required stencils and signs which shall be repainted and labeled as necessary. Proof of such inspection shall be retained by the applicant or any successor in interest and a copy submitted to the City of Monrovia on a yearly basis.</p>			
<b>Noise and Vibration</b>			
<p><b>MM NOI-1: Confirm Compliance with Applicable Interior Noise Standard Requirements.</b> Prior to the issuance of a building permit for any development in the Project area, the City shall review and approve an acoustical analysis, prepared by or on behalf of the applicant, and based on the final design, that:</p> <ol style="list-style-type: none"> <li>Identifies the exterior noise levels at: <ol style="list-style-type: none"> <li>Exterior building facades that face West Evergreen Avenue/I-210, South Magnolia Avenue, and the Metro Gold Line ROW; and</li> <li>Exterior recreation areas, including patios, that face and have a line of sight to West Evergreen Avenue/I-210, South Magnolia Avenue, and the METRO Gold Line ROW.</li> </ol> </li> <li>Identifies the final site and building design features that would: <ol style="list-style-type: none"> <li>Attenuate exterior building façade noise levels to interior levels that do not exceed 45 CNEL in habitable rooms and 50 dBA Leq (1-hour) in other occupied rooms. Potential noise insulation site and building design features capable of achieving this requirement may include, but are not limited to:</li> </ol> </li> </ol>	Plan Check	Prior to Issuance of Building Permits	Applicant

Mitigation Measure	Monitoring Process	Monitoring Timing	Responsible Person(s)
<ul style="list-style-type: none"> <li>• Sound barriers</li> <li>• Enhanced exterior wall construction/noise insulation design</li> <li>• Use of enhanced window, door, and roof assemblies with above average sound transmission class (STC) or outdoor/indoor transmission class (OITC) values</li> <li>• Use of mechanical, forced air ventilation systems to permit a windows closed condition in residential units.</li> </ul> <p><b>Requirements and Timing:</b> An acoustical report shall be submitted to City Planning for review and approval prior to the issuance of building permits, documenting that actual interior and exterior noise level at the locations indicated in this measure, meet City and State standards. <b>Monitoring:</b> City staff shall approve the acoustical analysis prior to issuance of building permits.</p>			
<p><b>MM NOI-2:</b> To reduce temporary construction noise impacts on adjacent land uses, the applicant or the applicant’s construction contractor shall implement the following construction-period noise abatement measures for any development within the Project area:</p> <ul style="list-style-type: none"> <li>• <i>Construction Activity Notification.</i> All residential units located within 500 feet of the construction site shall be sent a notice regarding the construction schedule for the proposed development. A sign, legible at a distance of 50 feet shall also be posted at the construction site. All notices and signs shall indicate the dates and duration of construction activities, as well as provide a telephone number where residents can enquire about the construction process and register complaints.</li> <li>• <i>Noise Disturbance Coordinator.</i> A “noise disturbance coordinator” shall be established. The disturbance coordinator shall be responsible for responding to any local complaints about construction noise. The disturbance coordinator shall determine the cause of the noise complaint (e.g., starting too early, bad muffler, etc.) and shall be required to implement reasonable measures such that the complaint is resolved. All notices that are sent to residential units within 500 feet of the construction site and all signs posted at the construction site shall list the telephone number for the disturbance coordinator.</li> <li>• <i>Construction Traffic.</i> Route all construction traffic to and from the construction site via designated truck routes to the maximum extent feasible.</li> </ul>	Plan Check & Site Inspection	Prior to Issuance of Building Permits, Prior to Construction, & During Construction	Applicant & Construction Contractor



Mitigation Measure	Monitoring Process	Monitoring Timing	Responsible Person(s)
<p>Prohibit construction-related heavy truck traffic in residential areas where feasible.</p> <ul style="list-style-type: none"> <li>• <i>Equipment Noise Controls:</i> The applicant and/or its construction contractor shall implement the following equipment noise control measures during all phases of construction:</li> <li>• <i>Mufflers.</i> All construction equipment shall be equipped with muffles and other suitable noise attenuation devices (e.g., engine shields).</li> <li>• <i>Equipment Selection.</i> Grading and construction contractors shall use quieter equipment as opposed to noisier equipment (such as rubber-tired equipment rather than track equipment), to the maximum extent feasible.</li> <li>• <i>Provide Electric Hook-Ups.</i> If feasible, electric hook-ups shall be provided to avoid the use of generators. If electric service is determined to be infeasible for the site, only whisper-quiet generators shall be used (i.e., inverter generators capable of providing variable load).</li> <li>• <i>Temporary Barriers.</i> During all demolition and construction activities, one or more physical barriers capable of achieving a minimum reduction in predicated noise levels by 11 dB shall be installed between future development and Magnolia Avenue and Mayflower Avenue, and between the western boundary of the Alexan Foothills Specific Plan and ZCA Area A. Potential options for achieving this level of attenuation can include, but are not limited to: <ul style="list-style-type: none"> <li>○ A concrete, wood, or other barrier installed at-grade (or mounted to structures located at-grade, such as K-Rail) along the property line. Such a wall/barrier shall consist of material that has a minimum rated transmission loss value of 21 dB (or equivalent rating) and shall contain no gaps in the structure through which noise may pass.</li> <li>○ Commercially available acoustic panels or other products such as acoustic barrier blankets installed along the property line, building envelope or, if feasible and necessary, at or near sensitive residential receptor areas.</li> <li>○ Any combination of noise barriers and commercial products capable of achieving an 11-dB reduction in construction noise levels at</li> </ul> </li> </ul>			

Mitigation Measure	Monitoring Process	Monitoring Timing	Responsible Person(s)
<p>sensitive receptor locations.</p> <p><b>Requirements and Planning:</b> This measure shall be printed on all construction drawings and included in construction contracts. <b>Monitoring:</b> City staff shall ensure that this measure is located on final construction drawings. City staff shall conduct inspections during construction to ensure that measures are implemented.</p>			
<b>Public Services and Recreation</b>			
<p><b>SC PS-1:</b> Prior to the issuance of building permits, a Project applicant shall pay a fire impact fee, as required by Municipal Code Section 3.46.040, Schedule of Fees and Service Charges, or a CFD shall be established along with the approval of the special tax set at the amount established by the City. This fee shall either be paid directly to the City, be incorporated into a Communities Facilities District (CFD) fee to be paid by the applicant. <b>Requirement and Timing:</b> Development impact fees shall be paid to the City, or the establishment of the CFD along with the approval of the special tax set at the amount established by the City shall occur prior to issuance of building permits. <b>Monitoring:</b> City staff shall confirm payment of development impact fees or the establishment of the CFD and approval of the special tax have occurred prior to issuance of building permits.</p>	Plan Check	Prior to Issuance of Building Permits	Applicant
<p><b>SC PS-2:</b> Prior to the issuance of building permits, the applicant shall pay school facility development impact fees to the Monrovia Unified School District. Proof of payment shall be provided to the City of Monrovia. <b>Requirement and Timing:</b> Development impact fees shall be paid prior to issuance of building permits. <b>Monitoring:</b> City staff shall confirm payment of development impact fees prior to issuance of building permits.</p>	Plan Check	Prior to Issuance of Building Permits	Applicant
<p><b>MM PS-1: Parkland Dedication Fee.</b> Prior to the issuance of building permits, the applicant shall pay an in-lieu park impact fee to provide for parkland resources consistent with General Plan policy of three acres of parkland per 1,000 residents, or a CFD shall be established along with the approval of the special tax set at the amount established by the City. This fee either shall be paid directly to the City or shall be incorporated into a Community Facilities District fee to be paid by the applicant. <b>Requirement and Timing:</b> The in-lieu fee shall be paid to the City, or the establishment of the CFD along with the approval of the special tax set at the amount established by the City shall occur prior to issuance of building permits. <b>Monitoring:</b> City staff shall confirm payment of the in-lieu fee or the establishment of the CFD and the approval of the special tax prior to issuance of building permits or the recording of the final parcel map.</p>	Plan Check	Prior to Issuance of Building Permits or the Recording of the Final Parcel Map	Applicant
<b>Traffic</b>			
<p><b>MM T-1:</b> The City of Monrovia has conducted an Area Traffic Study and is devising a Development Impact Fee (DIF) program to address the cumulative effects of major development projects on the transportation system in the vicinity of the Monrovia</p>	Plan Check	Prior to Recordation of the Final Map	Applicant

Mitigation Measure	Monitoring Process	Monitoring Timing	Responsible Person(s)
<p>Gold Line Station. The DIF will include each project's fair share cost of the traffic study and the recommended mitigation measure(s) identified for that project's specific impact(s). If the City Council adopts the DIF, it shall be paid prior to recording the Final Map or the amount of the DIF included in the bonds. Payment or bonding of the DIF shall fully satisfy the project's mitigation obligation for those improvements covered by the DIF. If the City Council does not adopt a DIF but does approve an Area Traffic Study that commits future applicants to pay fair share fees and obligates the City to spend those fees on specified improvements, the project will not pay a DIF, but will be responsible for their fair share as a fee in-lieu of improvements for mitigating the specific impacts identified in the project's Traffic Study. <b>Requirements and Timing:</b> The costs of those improvements or fee-in-lieu-of mitigation shall be paid prior to the Final Map recording, or a bond equal to the determined amount shall be posted prior to the Final Map recording. <b>Monitoring:</b> City staff shall confirm payment of either the costs of those improvements or fee-in-lieu of mitigation prior to recordation of the Final Map.</p>			
<b>Utilities and Service Systems</b>			
<p><b>MM UT-1.</b> Prior to issuance of building permits or the approval of a final map, whichever occurs first, the applicant shall agree to the conditions as outlined herein and provide the following: a) provide a "Can and Will Serve" letter by the City of Monrovia's Department of Public Works to provide wastewater service to the development indicating the feasibility and conditions of providing service to the development, and b) identify and show on the site plans and tentative map the proposed layout and design of the development and how it will accomplish City Department of Public Works' conditions of approval for the development. <b>Requirements and Timing:</b> A Can and Will serve letter for wastewater service shall be obtained prior to issuance of building permits or approval of a final map, whichever occurs first. <b>Monitoring:</b> City staff shall confirm issuance of the Can and Will Serve letter for wastewater service prior to issuance of building permits or approval of a final map, whichever occurs first.</p>	Plan Check	Prior to Issuance of Building Permits or Approval of the Final Map, whichever comes first	Applicant
<p><b>MM UT-2.</b> The applicant for development shall pay fair-share in-lieu fees for completion of upgrades to the nearby water system to support the development. Improvements will include the addition of one booster pump and upgrade of 980 feet of pipeline along Magnolia Avenue between Duarte Road and Evergreen Avenue. <b>Requirement and Timing:</b> In lieu fees shall be paid prior to issuance of building permits. <b>Monitoring:</b> City staff shall confirm payment of in lieu fees prior to issuance of building permits.</p>	Plan Check	Prior to Issuance of Building Permits	Applicant
<p><b>MM UT-3.</b> Prior to issuance of building permits or the approval of a final map, whichever occurs first, the applicant shall agree to the conditions as outlined herein and provide the following: a) provide a "Can and Will Serve" letter by the City of Monrovia's Department of Public Works to provide water service to the development</p>	Plan Check	Prior to Issuance of Building Permits or Approval of the Final Map,	Applicant

Mitigation Measure	Monitoring Process	Monitoring Timing	Responsible Person(s)
<p>indicating the feasibility and conditions of providing service to the development, and b) identify and show on the site plans and tentative map the proposed layout and design of the development and how it will accomplish City Department of Public Works' conditions of approval for the development. <b>Requirements and Timing:</b> A Can and Will serve letter for water service shall be obtained prior to issuance of building permits or approval of a final map, whichever occurs first. <b>Monitoring:</b> City staff shall confirm issuance of the Can and Will Serve letter for water service prior to issuance of building permits or approval of a final map, whichever occurs first.</p>		<p>whichever comes first</p>	
<p><b>SC UT-1:</b> Applicants shall comply with the City of Monrovia Construction and Demolition (C&amp;D) Disposal and Recycling Program. The Program includes submitting a C&amp;D Recycling Program Permit Application and a Waste Management Plan to the Public Works Department Environmental Services Division and diverting 50 percent of the total construction and demolition debris generated by the development. <b>Requirements and Timing:</b> Applicants shall submit Waste Management Plans to the City Department of Public Works Environmental Services Division for review and approval prior to issuance of demolition permits. The Waste Management Plan shall be implemented and adhered to throughout construction. <b>Monitoring:</b> City Department of Public Works Environmental Services Division shall review and approve of Waste Management Plans prior to issuance of demolition permits; City staff shall confirm approval of the Waste Management Plan prior to issuance of building permits and shall confirm compliance with the Waste Management Plan prior to sign off on construction.</p>	<p>Plan Check &amp; Site Inspection</p>	<p>Prior to Issuance of Demolition Permits, During Construction, &amp; Prior to Sign-Off on Construction</p>	<p>Applicant</p>